

Housing Affordability

December 2013

Topics

- Best Practices
- Housing Affordability/Neighborhood Redevelopment
- Tool Kit – Used and Exploratory

Housing Affordability Best Practices

- Regional Policies/Goals/Strategies
- Effective public, private, non-profit partnerships
- Land Banking
- Density Bonuses
- Impact fees – dedicated to housing
- Infrastructure Impact fees – waived, proportioned
- Expedited permitting (land use/building)

Housing Affordability Best Practices

- By right development by area – FAR, height, setbacks, group homes, unit sizes, accessory units, etc.
- Parking requirements – reduce ratios, on street allowances, shared
- Transit: type, access, frequency, cost
- Mixed-income and mixed-use (vertical/horizontal)
- Design Guidelines or Standards (flexibility)
- Managed Growth (with other resources)

Making Affordability Work Examples

Yards at Union Station: Preservation and Mixed-income



Train Yards: very low income

- Active ground floor
- No on site parking



The Pearl District

- 200+ acres: former warehouse, rail yards
- Evolution starts with adaptive re-use
- Various Development Agreements
- Policies/Obligations: up housing densities, mixed-use, affordability, reduce parking ratios, streetcar, open spaces
- Multiple private/non-profit developers
- Multiple public resources (Tax abatements, TIF, LIHTC, LID, NMTC...)

Pearl: Warehouse conversions

Housing among first new uses

Tuck under and surface parking

Promise of Streetcar



Pearl: 40 acre mixed income, mixed use, transit, open space, partnership



Pearl District: Market Rate



Pearl: Affordable Housing

- For Profit Affordable Developments
- .7 parking/unit
- Mixed Use
- Streetcar



west

Pearl: Open Space

- Parks support density, mixed-income/uses



Pearl Transit: Streetcar

- Neighborhood connector, development density catalyst, parking reducer



Pearl: Brewery Blocks

- Adaptive reuse, sustainability, mixed-use, transit, area serving shared parking,



The Pearl District: Affordable Housing

- Non-profit 0-30%AMI, and For profit “micro”



Northeast Portland: Transformation of Inner City Neighborhoods

- Red lined for decades
- High poverty, crime, absentee ownerships



Hou
northwest



December 2013

Northeast

- Light Rail, Rehab, Infill Development, TIF



Northeast

- Affordable apartments/condos
- Reduced parking ratios; light rail



Northeast

- Building neighborhood capacity



Museum Place: Rehab, Replacement, New Mixed Use

- Three challenged blocks
- Ten Year land assembly process



Museum Place: Rehab

- Saving the YWCA
- And it Tree



Museum Place: Replacement

- New St Francis
- Active Ground Floor
- Transit Reliant



Museum Place: New Mixed Use/Mixed Income

- Mixed use/income apartments and Condo
 - 1st mixed-use grocery store
 - Streetcar
 - Privately built
- Public open space



Dallas: Vickery Meadows Mixed Use

- 3.7 acre library owned site – no funding
- Near light rail, school, challenging uses



Vickery Meadows: Mixed Use

- Library, mixed-income, retail, share on site and street parking: ground lease funds lib



Toolkit Options

- Housing Bonds (local, state)
- Urban Renewal – Tax Increment Financing
- CDBG/Section 108
- New Markets Tax Credits (mixed use likely)
- Low Income Housing Tax credits
- Commercial Impact fees dedicated to housing
- Sole Source Impact fees (infrastructure improvements)
- Transient Occupancy Tax
- Real Estate Transfer Tax

Toolkit Options

- Sales Tax Increment
- EB5
- Expedited Permit Review
- Housing Trust Funds (Public, Foundation \$)
- Regional land bank
- Bonus (FAR/Height – on and off site)
- Prototypes & proforma
- Property tax abatements
- Section 8 Vouchers – project based

Exploratory Tools

- Transfer Development Rights from Public places/spaces
- Master Lease/Condo Purchase within private developments
- Crowd Funding
- Site/Building Option Fund (via Housing Trust)

Contact Us



Portland

The KOIN Tower
222 SW Columbia Street
Suite 1600
Portland OR 97201
503.222.6060



Eugene

The Atrium Building
99 W Tenth Avenue
Suite 400
Eugene, OR 97401
541.687.0051



Boise

The Banner Bank Building
950 W Bannock Street
11th Floor
Boise, ID
208.918.0617